

**ORDINANCE FOR ADOPTION OF THE INTERNATIONAL
PROPERTY MAINTENANCE CODE
ORDINANCE NO. 2025-005**

AN ORDINANCE of the Village of Lawrence, Van Buren County, MI adopting the edition of the *International Property Maintenance Code*, and all future amendments and revisions when they are published which is listed in the referenced standards chapter of the Michigan Residential Code or Michigan Building Code in effect, will be incorporated and adopted by reference for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the Village of Lawrence, Van Buren County, MI; providing for the issuance of permits and collection of fees therefor; repealing all other ordinances or parts of laws in conflict therewith.

THE VILLAGE OF LAWRENCE ORDAINS:

ARTICLE I

**Adoption of the International Property Maintenance Code by Reference with Amendments
and General Definitions**

Section 1. Adoption by Reference.

A certain document, on file in the Building Department of the Village of Lawrence, being marked and designated as the International Property Maintenance Code ("IPMC"), as published by the International Code Council, Inc., and all future amendments and revisions thereto when they are published and which is listed in the referenced standards chapter of the Michigan Residential Code or Michigan Building Code in effect are hereby adopted as the Property Maintenance Code of the Village of Lawrence, in the State of Michigan by reference pursuant to MCL 42.23, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part hereof by reference, as if fully set out in this ordinance, with the additions, insertions, deletions, amendments and augmentations prescribed in this ordinance.

Section 2. Amendments to the International Property Maintenance Code

The IPMC is hereby amended as set forth in this Section 2:

- a. Throughout the IPMC, replace the terms International Zoning Code, International Building Code, International Plumbing Code, International Mechanical Code and ICC Electrical Code with the Village of Lawrence Zoning Ordinance, Michigan Building Code, Michigan Residential Code, Michigan Rehabilitation Code for Existing Buildings, Michigan Plumbing Code, Michigan Electrical Code, and Michigan Mechanical Code.

- b. Insert within Section 101.1 Title the following: "Village of Lawrence."

- c. Section 103.5 of the IPMC shall be amended to read as follows:

103.5 Fees. Any fees for services and activities associated with enforcement of this article shall be established by resolution of the Village of Lawrence Council.

- d. Section 106.3 of the IPMC shall be amended to read as follows:

106.3 Prosecution of Violation as a Municipal Civil Infraction. Any person failing to comply with a notice of violation or order served in accordance with Section 107 of the IPMC shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable by a civil fine for each violation in accordance with the fee schedule adopted by a Resolution of the Village Council, along with costs which may include all expenses, direct and indirect, to which the Village of Lawrence has been put in connection with the municipal civil infraction. These fees are subject to change from time to time by Village Council Resolution. Every violation shall be deemed a strict liability offense.

If the notice of violation is not complied with, the village may institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the village on such premises shall be charged against the real estate upon which the structure is located and shall be lien upon such real estate. A violator of this code shall also be subject to such additional sanctions and judicial orders as are authorized under Michigan law.

- e. Section 106.5 of the IPMC shall be amended to read as follows:

106.5 Abatement of Violation

A violation of any provision of this Ordinance is determined to be detrimental to the health, safety and general welfare of the residents, property owners and other persons within the village, and is hereby declared to be a nuisance per se. The imposition of the penalties herein prescribed shall not preclude the village, through its authorized agents, from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

f. Section 111 is deleted in its entirety and replaced with the following:

111.1 Construction Board of Appeals. There is established a Construction Board of Appeals (CBA) for the Village of Lawrence to hear appeals related to this Ordinance.

111.2 Application for Appeal. Any person directly affected by a decision of the Code Official or a notice or order issued under this Ordinance shall have the right to appeal to the CBA, provided that a written application for appeal is filed within 21 days after the day the decision, notice or order was served. A decision, notice or order is served on the date of mailing. An application for appeal shall be based on a claim that the true intent of the Code or Ordinance or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the Code or this Ordinance do not fully apply, or the requirements of the Code or this Ordinance are adequately satisfied by other means.

111.3 Membership of Construction Board of Appeals. The CBA shall consist of three (3) members to be appointed for 2-year terms by the Village Supervisor. CBA members shall be qualified by experience or training to pass on matters pertaining to property maintenance. The Code Official shall be an ex-officio member but shall have no vote on any matter before the board.

111.3.1 Alternate members. There shall be not less than two alternate members appointed to the CBA who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

111.3.2 Chair. The board shall annually select one of its members as chairman or chairwoman.

111.3.3 Disqualification. A member shall not hear a matter in which that member has a personal, professional, or financial interest.

111.3.4 Secretary. A secretary shall be designated by the Village Council to serve as secretary to the board. The secretary shall file a detailed record of all proceedings with the Village office.

111.3.5 Compensation. Compensation of members of the board shall be determined by law.

111.4 Variances. The CBA may grant a specific variance from the substantive Requirements of the International Property Maintenance Code or this Ordinance if the literal application of the substantive requirements would result in an exceptional, practical difficulty to the applicant, AND both subsections a. and b. below are satisfied:

- a. The performance of the particular item or part of the building or structure with respect to which the variance is granted shall be adequate for its intended use and shall not substantially deviate from performance required by the International Property Maintenance Code or this Ordinance of that particular item or part for the health, safety, and general welfare of the people of this state.
- b. The specific condition justifying the variance shall be neither so general nor recurrent in nature as to make an amendment of the Code or this Ordinance with respect to the condition reasonable practical or desirable.
- c. The CBA may attach in writing any condition in connection with the granting of a variance that in its judgment is necessary to protect the health, safety, and welfare of the people of this state. The breach of a condition shall automatically invalidate the variance and any permit, license, and certificate granted on the basis of it.
- d. In no case shall more than minimum variance from the Code or this Ordinance be granted than is necessary to alleviate the exceptional, practical difficulty.

111.5 Notice of Meeting. The CBA shall meet upon notice from the chairperson, within 21 days of the filing of an appeal, or at stated periodic meetings. Notice shall be posted at the Village office, and shall be posted within 18 hours of any special meeting held for that purpose. Notice shall also be given to interested parties within a reasonable time prior to the meeting. The notice should include:

- a. A statement of the date, hour, place, and nature of the hearing.
- b. A statement of the legal authority and jurisdiction under which the hearing is to be held.
- c. A reference to the particular sections of the statutes, rules, or code involved.
- d. A short statement of the matters asserted.

111.6 Postponed Hearing. When the full CBA is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

111.7 Open Hearing. Hearings before the CBA shall be open to the public. The appellant, the appellant's representative, the code official, and any person whose interests are affected shall be given an opportunity to be heard. A

quorum shall consist of a minimum of two-thirds of the board membership. Minutes of each meeting shall be kept, indicating the date, time and place of meeting, as well as a description of all business conducted therein, including any votes taken and the manner in which each member voted.

- 111.8 Decisions.** The CBA shall hear an appeal or request for variance and render and file its decision in writing with a statement of the reasons for the decision with the Village enforcing agency from whom the appeal was taken not more than 30 days after hearing the appeal. Failure by the CBA to hear an appeal and file a decision within the time limit provided is a denial for purposes of authorizing review by the State Construction Code Commission or local court. The CBA shall modify or reverse the decision of the Code Official only by a concurring vote of a majority of the total number of appointed members. Decisions shall be made in writing and copies furnished to the appellant and to the code official. The code official shall take immediate action in accordance with the decision of the CBA.
- 111.9 Appeal to Commission/Court Review.** An interested person may appeal a decision of the CBA relating to the provisions of the IPMC as amended herein to the State Construction Code Commission within ten (10) business days after the filing of the decision with the enforcing agency. In the case of an appeal because of failure of the CBA to act within the prescribed time, an interested party may appeal to the Commission at any time before filing of the decision. Court Review of a decision of the CBA related to a request for a variance shall be taken to the Circuit Court only to correct errors of law. Any appeal to Circuit Court shall be made within 21 days of the filing of the decision with the enforcing agency.
- 111.10 Stays of Enforcement.** Appeals of notice and orders (other than Imminent Danger Notices) shall stay the enforcement of the notice and order until the appeal is heard by the CBA.

- g. Section 112.4 of the IPMC shall be amended to read as follows:

112.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be responsible for a municipal civil infraction and liable to a fine of not less than \$10.00 or more than \$500.00.

- k. Section 302.4 of the IPMC shall be amended to read as follows:
Premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches in height. Noxious weeds shall be prohibited. Weeds shall be

defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the Village of Lawrence. Upon failure to comply with the notice of violation, any duly authorized employee of the Village of Lawrence or contractor hired by the Village of Lawrence shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

1. Section 304.14 shall be amended to read as follows: "Reserved."
- m. The first paragraph of Section 602.3 shall be amended to read as follows:

602.3, Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupant thereof shall supply heat to maintain a temperature of not less than 68°F in all habitable rooms, bathrooms, and toilet rooms.

The "**Exceptions**" paragraphs, 1 and 2, shall remain the same.

Section 3. Conflicting Ordinances. Any other ordinances or parts of ordinances in conflict herewith are repealed.

Section 4. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Village of Lawrence Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared invalid.

Section 5. Suits or Proceedings. Nothing in this Ordinance or in the International Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 7 days after the date of publication.

Adopted at a regular meeting of the Village of Lawrence Council, held on the 10th day of June 2025.

Upon roll call vote, the following voted:

Ayes: - Crandall, Rowlee, Glennie, Deloach, Gritter

Nays: - None

Abstain: - None

Absent: - Lorenzo

A copy of this Ordinance may be inspected at the office of the Village of Lawrence located at 157 N. Paw Paw St., Lawrence, Michigan, between the hours of 9:00 a.m.- noon and 1:00-4:00 p.m., Monday through Thursday, and Friday 9:00 a.m. - noon.

Published: October 16, 2025

Effective: October 16, 2025



Amy Cordes

Lawrence Village Manager